



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 3

DATE: September 9, 2022

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

THROUGH: Mindy T. Cummings, Manager *NTC*
Real Estate Management Division

FROM: Mary Tiffault, Sr. Title Examiner *NT/NTC*
Real Estate Management Division

CONTACT PERSON: **Mindy T. Cummings, Manager**

DIVISION: **Real Estate Management Division**
Phone: (407) 836-7090

ACTION REQUESTED: Approval and execution of Notice of Reservation and authorization to pay recording fees and record instrument.

PROJECT: Sand Lake Rd (S.R. 482) Sect 75002 (from Turkey Lake Rd to Presidents Dr)

District 6

PURPOSE: To provide for access, construction, operation, and maintenance of pump station facilities.

ITEM: Notice of Reservation
Size: 7,957 square feet

FUNDS: \$18.50 Payable to Orange County Comptroller
(recording fees)

CHARGE TO: Account No. 4420-038-1504-36-6110

APPROVALS: Real Estate Management Division
County Attorney's Office
Utilities Department

REMARKS: Said land was conveyed to Orange County by the State of Florida Department of Transportation pursuant to that certain Memorandum of Understanding approved by the Board on November 1, 2011, and finalized by that certain Quit Claim Deed, approved by the Board on April 26, 2022, and recorded on May 19, 2022, as Document No. 202203188898.

The Public Works Department is the controlling agency for the County's interest in the land that the Utilities Department will use for a pump station facility. This Notice of Reservation will be recorded to reflect this transfer of interest.

SEP 27 2022

Instrument: 101.1

Project: Sand Lake Rd (S.R. 482) Sect 75002 (from Turkey Lake Rd to Presidents Dr)

NOTICE OF RESERVATION

ORANGE COUNTY, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HEREBY reserves a fee simple interest on the following property for a pump station site:

SEE ATTACHED SCHEDULE "A"
a portion of
Property Appraiser's Identification No.:

25-23-28-0000-00-051

THIS RESERVATION is being recorded to transfer the controlling interest in the land described on the attached Schedule "A" to the Orange County Utilities Department.

Said land was conveyed to Orange County by the State of Florida Department of Transportation pursuant to that certain Memorandum of Understanding approved by the Board on November 1, 2011 and finalized by that certain Quit Claim Deed, approved by the Board on April 26, 2022 and recorded on May 19, 2022 as Document No. 20220318898.

Dated at Orlando, Florida this SEP 27 2022.

IN WITNESS WHEREOF, the said COUNTY has caused these presents to be executed in its name by its Board, acting by its County Mayor, the day and year aforesaid.



ORANGE COUNTY, FLORIDA
By Board of County Commissioners

BY: *Bryan W. Brooks*
for Jerry L. Demings
Orange County Mayor

ATTEST: Phil Diamond, CPA, Orange County Comptroller
as Clerk of the Board of County Commissioners

BY: *Lakela Louis*
for Deputy Clerk

Lakela Louis
Printed Name

This instrument prepared by: Mary Tiffault, a staff employee in the course of duty with the Real Estate Management Division of Orange County, Florida, P. O. Box 1393, Orlando, FL 32802-1393

SCHEDULE "A"

THAT PART OF:

"A portion of the Southwest 1/4 of the Southwest 1/4, of Section 25, Township 23 South, Range 28 East, Orange County, Florida more particularly described as follows:

Commence at the Northeast corner of the Southwest 1/4, of the Southwest 1/4, of said Section 25; thence run S00°03'30"W, along the East line of the Southwest 1/4, of the Southwest 1/4, of Section 25, for 885.00 feet; thence run S89°25'55"W, parallel with the North line of the Southwest 1/4, of the Southwest 1/4, of said Section 25 for 40.00 feet to the Point of Beginning, being situated on the West right-of-way line of International Drive; thence continue S89°25'55"W, for 174.84 feet; thence run S00°03'30"W, for 151.12 feet; thence run S89°56'30"E, for 174.83 feet to the West right-of-way line of International Drive; thence run N00°03'30"E, for 153.03 feet to the Point of Beginning."

(The above described land being the land described and recorded in Official Records Book 10165, Page 1265, Public Records of Orange County, Florida.)

DESCRIBED AS FOLLOWS:

From the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 25, Township 23 South, Range 28 East, Orange County, Florida, said corner lying on the centerline of survey of International Drive at station 43+20.34 as shown on the Florida Department of Transportation Right of Way Map for State Road 482 (Sand Lake Road), Section 75002, F.P. No. 407143 3 on file at the Florida Department of Transportation District Five Office, Surveying and Mapping Section, Deland, Florida, run S00°17'48"W, along the East boundary of said Southwest 1/4 of the Southwest 1/4 and said centerline, a distance of 1038.46 feet to a point at station 32+81.88; thence departing said east line and centerline, N89°42'12"W, a distance of 56.40 feet to a point on the west right of way line of International Drive as shown on said Right of Way Map and the **POINT OF BEGINNING**, said point lying on the south boundary of a certain parcel of land as described and recorded in Official Records Book 10165, Page 1265, Public Records of Orange County, Florida; thence continue N89°42'12"W, along the south boundary of said parcel, a distance of 158.43 feet to the southwest corner of said parcel of said land; thence N00°17'48"E, along the west boundary of said parcel, a distance of 70.00 feet; thence departing said west boundary, S89°42'12"E, a distance of 70.00 feet; thence S00°17'48"W, a distance of 21.32 feet; thence S89°46'53"E, a distance of 16.54 feet; thence S03°20'08"E, a distance of

9.38 feet; thence S09°54'01"E, a distance of 5.15 feet; thence S20°48'31"E, a distance of 4.01 feet to a point on a non-tangent curve with a radius of 9.58 feet, concave to the northeast; thence southeasterly along said curve to the left through a central angle of 64°58'04", a distance of 10.86 feet where the chord bears S57°07'02"E a distance of 10.29 feet to the point of intersection with a non-tangent line; thence S89°42'12"E, a distance of 21.27 feet; thence N66°35'38"E, a distance of 44.78 feet to said west right of way line of International Drive; thence S00°17'48"W, along said west right of way line, a distance of 37.66 feet; thence N89°42'12"W, along said west right of way line, a distance of 2.00 feet; thence S00°17'48"W, along said west right of way line, a distance of 5.34 feet to the **POINT OF BEGINNING**.

CONTAINING: 0.18 acres or 7957 square feet, more or less

REQUEST FOR FUNDS FOR LAND ACQUISITION

XX Under BCC Approval

Under Ordinance Approval

Date: August 10, 2022

Total Amount: \$18.50

Project: Sand Lake Rd (S.R. 482)
Sect. 75002 (from Turkey Lake RD to Presidents Dr)

Parcel: 101

Charge to Account # 4420-038-1504-38-6110

Controlling Agency Approval Signature Date

Jose HERNADEZ 8/17/2022

Printed Name:

ASMCoy 8/18/22

Fiscal Approval Signature Date

WAYNE McCoy

Printed Name

TYPE TRANSACTION (Check appropriate block{s})
Pre-Condernation Post-Condernation

XX N/A District # 6

Acquisition at Approved Appraisal
Acquisition at Below Approved Appraisal
Acquisition at Above Approved Appraisal
XX Advance Payment Requested (Recording Fees)
Donation

Orange County Comptroller
\$18.50 (Recording Fee)

DOCUMENTATION ATTACHED (Check appropriate block{s})

Memorandum of Understanding
XX Notice of Reservation
Certificate of Value
Settlement Analysis

Payable to: Orange County Comptroller \$18.50 (Recording Fee)

IMPORTANT: CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)

Recommended by Mary Tiffault Digitally signed by Mary Tiffault
Date: 2022.08.10 09:21:26 -04'00'

Mary Tiffault, Sr. Title Examiner
Real Estate Management Division

Date

Payment Approved Mindy T. Cummings, Manager, Real Estate Management Div.

Date

or

Payment Approved

Date

Certified Approved by BCC Deputy Clerk to the Board

Date

Examined/Approved Comptroller/Government Grants

APPROVED

Check No. / Date

REMARKS:
Anticipated Closing Date: As soon as checks are available.

BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
SEP 27 2022